

GAMLINGAY

Draft Village Plan

This report of survey, analysis and proposals has been prepared by the Cambridgeshire and Isle of Ely County Planning Department. It must be emphasised that the proposals contained within this report are in draft form only. The report will only be finalised when all interested parties, that is, County Departments, Statutory Authorities, Government Departments, District and Parish Councils and the general public, have been consulted and have seen and made comments upon the proposals.

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HISTORICAL BACKGROUND

Gamlingay grew up on the northern side of the valley through which flows the Millbridge Brook. The name is supposed to mean 'the low-lying land of the people of Gamela' (Gamela being a personal name). It was first recorded in the Domesday Book, as Gamelinge, and Gamelingei.

Various minor roads have created a crossroads and along these radii the settlement formed. In 1086 there were three manors: the main one, which became Avenells, with a manor house along Dutter End, was later sold to Merton College, Oxford, in 1599; Shackleden, (later corrupted to Shackleton), which eventually came into the ownership of the Downing family in the 18th Century, and after Gamlingay Park had been built there by the third baronet, Sir George Downing, was left so as to build and endow Downing College, Cambridge; and finally, the third manor, which became the property of Walter de Merton, the founder of Merton College, Oxford. Thus much of the land in the parish has been in the ownership of Merton College for many centuries. A fourth manor came into existence at about 1140, later being transferred to Bedfordshire in 1965.

In later medieval times Gamlingay was a small town with its own market, but in 1600 it was devastated by fire. The market was transferred to Potton, and the settlement which had never been large, remained insignificant. At an early stage in its development there may have been a green, corresponding roughly to the triangle contained by Church Street, Mill Street, and Stocks Lane, with the church at the north-east corner.

A survey in 1601 stated that there were 3255 acres of cultivated land and 500 acres of commonable waste, excluding the estates of Woodbury and Shackleton, which were already enclosed. The enclosure award of 1848 allotted and enclosed 2384 acres out of a total of 4373 acres in the parish.

The Bedford and Cambridge railway was locally promoted in 1860 and was opened in 1862. Freight traffic ceased in 1966 and passenger traffic in 1968.

From the population figures for the last 150 years it appears that the mid-nineteenth century was fairly prosperous in Gamlingay, and this was probably due to local industries such as straw bonnet making and lace-making, as well as the boom in agriculture. Later in the century the agricultural depression was probably offset by the manufacture of brick and tiles nearby.

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INTRODUCTION



INTRODUCTION

LOCATION

- 1.01 Gamlingay is situated within the South Cambridgeshire Rural District on the B.1040 from Biggleswade to St. Ives. The village is about seven miles from each of a series of small market towns: Sandy, St. Neots, and Biggleswade, and about fifteen miles from Cambridge to the east, and Bedford, to the west. Although the village is situated in Cambridgeshire, it tends to have greater affinity with the settlements to the west in Bedfordshire and to the north in Huntingdonshire.

DEVELOPMENT PLAN CONTEXT

- 1.02 This Village Plan has been prepared in response to the objectives contained in the Review of the County Development Plan of 1968, which sets out the principles upon which the Development Plan for the whole county is based, and outlines the way in which the resultant proposals are to be realised.
- 1.03 One of the basic proposals arises from the desire to secure a balanced and viable economy throughout the County, and to this end the Review proposes to direct the distribution of population and employment which will achieve this. In general terms it considers that, in the area of the former County of Cambridgeshire, growth should be directed to those villages which form suitable centres for the surrounding area. Their dependence on Cambridge and other major towns will thereby be reduced, they will become increasingly self-sufficient and in turn bring a wider range of facilities within easy reach of the villages in their hinterlands.
- 1.04 In distributing development to individual villages, the Review states that "in considering the further development of any settlement, regard will be had to :-
1. the physical suitability of the settlement for growth;
 2. the existing character and environmental quality;
 3. the extent to which growth has already taken place or has been approved;
 4. the need to make the fullest possible use of services and the social and economic resources of the area."
- 1.05 The 1968 Development Plan Review identified Gamlingay as a village where "development, including the provision of social and employment facilities and services will be encouraged". This was based on the consideration of the four criteria set out above. The Review also included an estimate of the population in 1981, based on past growth, the population distribution policy, the availability of suitable land and the capacity of existing and proposed services.

PREVIOUS TYPES OF PLAN

- 1.06 In the past, 'Village Plans' or 'Village Envelopes' were prepared by defining a boundary round the built-up area of a settlement and restricting the development of the village to within those limits.
- 1.07 Hindsight indicates two major defects in this approach. The first was the general assumption that all undeveloped land within the envelope was suitable and, indeed, available for development. Hence land was not protected for essential community uses, and the open spaces, which contribute as much to the visual form of the village as the massing of the buildings, were placed under tremendous pressure and many were swallowed up in the interests of private economic considerations.
- 1.08 The second major defect arose from the failure to indicate principles to be followed in site layouts and the phasing of developments, of important features to be preserved and to indicate areas where opportunities for improvement existed. This led to some major developments totally out of scale with the village and which contributed little or nothing to its form.

THE NEW VILLAGE PLAN

- 1.09 The new Village Plan is based on as full a study of the village as possible, of its problems and its assets, and of its social, economic and visual features. The Plan, consisting of maps and a report, is intended to be a guide to Parish and District Councils, to the County Council, to members of the public and to developers. It sets out and explains the policies adopted to control development and the proposals made to improve the amenities and environment of the village.
- 1.10 To avoid misinterpretation it should be emphasised that the Plan deals solely with the village of Gamlingay, and not the parish, although inevitably some of the figures in the report are available only for the whole parish, and where this is so the distinction has been made.
- 1.11 Outside the village the standard County Policies on the control of development outside rural settlements will still apply.

PLAN PERIOD

- 1.12 The Plan covers the period from the present up to 1981. If the Plan Proposals are achieved before that date, or if circumstances change, the Planning Authority will consider whether a review is necessary.

SURVEY AND ANALYSIS



Merton Manor Farm. A Grade II listed building which has recently been restored. The dovecote is also listed.



Jacobs Almshouses (right),..... A Grade II range.

SURVEY AND ANALYSIS

TOPOGRAPHY AND SOILS

- 2.01 Gamlingay is situated on a shallow south-facing slope at a height of between 170 feet and 220 feet above sea-level. It is bordered on the south-east by the valley of the Millbridge Brook and by the now-disused railway line between Cambridge and Sandy, which forms a significant feature in the landscape.
- 2.02 The soils of the parish, consisting of Upper and Lower Greensands, are more typical of Bedfordshire than of Cambridgeshire, and are the basis of an intensive market gardening industry, as well as crops such as wheat and barley.
- 2.03 The classification of the land varies from Grade 1 to Grade 4, but most of it is a free working loam which with sound management will yield very good crops. The highest quality land is to be found to the north and north-east of the village, particularly between it and Gamlingay Wood.

STRUCTURE

- 2.04 Gamlingay is bisected from north to south by the B.1040 between Biggleswade and St. Ives, and several minor roads converge to join it in the village. Gamlingay has developed along these radii in all directions but it has particularly strong axes from north to south along Mill Street and from east to west along Church Street. Most of the recent estate development has taken place to the north and west of the centre along Green End, Cinques Road and Waresley Road.

POPULATION

- 2.05 PAST GROWTH : During the nineteenth century the population of Gamlingay Parish rose from 847 in 1801 to a peak of 2063 in 1871. After this, following the general trend towards rural depopulation, it declined steadily to 1408 in 1931, and only really began to increase, at a slow rate, after the last war. In the last seven years there has been a more rapid increase, mainly due to the building of new estates.
- 2.06 The estimated population in private households has risen since 1961 as follows :

1961	1620	1967	1790
1964	1710	1968	1920
1965	1700	1969	2120
1966	1770	1970	2260
	1971	2340	

- 2.07 1971 ESTIMATE : The 1971 private household population of 2340 persons confirms that the recent annual increases are currently being maintained. It should be emphasised, however, that this is the Planning Department's estimate based on electoral rolls and past growth, and an accurate figure will only become available when the 1971 Census results are published later this year. The recent house building rate suggests that the estimate is perhaps too conservative.
- 2.08 COMPONENTS OF POPULATION CHANGE : For some years the population of Gamlingay remained fairly static, but in recent years large increases have taken place. It is difficult to establish accurately the reason for this, but certain factors can be identified. One is the expansion of R. & H. Wale Ltd., (packing case manufacturers) a firm which offers a lot of employment and which has also built a large stock of cheaper housing. This has been attractive not only to its own workers, but also to others, many of whom commute to other centres. The same can be said of new estates elsewhere in the village.
- 2.09 FUTURE GROWTH : The Development Plan Review (1968) included an estimate of population growth in Gamlingay Parish from 1770 in 1966 to 2900 in 1981.
- 2.10 If the recent trends in population growth, outlined above, are projected forward it can be expected that the 1981 estimate will be reached well before that date and so Section 4 of this report contains a revision to the estimate.

RESIDENTIAL DEVELOPMENT

- 2.11 HOUSING PROGRESS : The rate of completion of new houses in Gamlingay, which accounts for the rapid increase in population over the past few years, has been as follows :-
- | | | | |
|------|----|------|----|
| 1966 | 29 | 1969 | 26 |
| 1967 | 51 | 1970 | 60 |
| 1968 | 49 | 1971 | 43 |
- 2.12 UNIMPLEMENTED APPROVALS FOR RESIDENTIAL DEVELOPMENT
On April 1st, 1972, approximately 140 dwellings had planning approval but were either not yet completed or not yet started. The principal area where estate development is committed is on the Green Acres Estate between Green End and Cinques Road.
- 2.13 These 140 houses are expected to realise a population increase in the region of 460 persons. This number, together with that resulting from houses completed and occupied since the last estimate (about 140 persons), means that effectively the Parish population could reach 2,940 persons, even if no further land is released for development.
- 2.14 Thus the 'committed' population of Gamlingay Parish has already exceeded by 40 persons the 2,900 estimated for 1981 by the 1968 Review of the Development Plan.

- 2.15 UNFIT AND SUBSTANDARD DWELLINGS : The records of the Public Health Authority (South Cambridgeshire Rural District Council) show that 3 dwellings are subject to Demolition or Closing Orders, or Undertakings not to re-let, and a further 12 are suitable for action.
- 2.16 Wherever possible, encouragement will be given to the improvement of older dwellings in the village and grants can be made available, where necessary amenities are lacking, on application to the District Council.
- 2.17 CONSTRAINTS TO DEVELOPMENT : In physical terms there are several constraints to further development. The brook acts as a natural constraint to the west of the Green Acres estate, in addition to which there are problems of land and mains drainage. To the south, the former railway line forms a natural boundary and to the north the land is of the greatest agricultural quality. To the east, along Station Road, the brook again forms a natural constraint. Development off Church End presents problems of access, and, to the east of the Church, drainage problems also.

EMPLOYMENT AND INDUSTRY

- 2.18 According to the 1966 Census (which took a 10% sample only), the proportions of working people living in Gamlingay parish were employed in various occupations as follows :
- | | |
|---|--------------------------------|
| Agriculture | - 15% |
| Construction, Manufacturing, Gas, Electricity and Water | - 52%(63% of which were women) |
| Transport | - 4% |
| Distribution and Civilian Services | - 26% (69% of whom were women) |
| National and Local Government | - 2% |
- 2.19 Agricultural employment has been falling generally throughout the country, but in Gamlingay the proportion has remained relatively high due probably to the amount of market gardening being carried on. The comparatively large amount of female labour in some activities can be attributed to the Glove Factory (now closed) and to R. & H. Wale Ltd., half of whose employees are women. Wales are the only major employers in the village, but there are also several other minor firms, consisting of builders, a motor engineer and makers of agricultural machinery. Employment is also offered by retail establishments and schools.
- 2.20 A significant proportion of the working population commutes to other settlements, although at the present time figures are not available.
- 2.21 It can be seen that Gamlingay is something of an employment centre, and more land has recently been approved for light industrial purposes at the old station.

EDUCATION

- 2.22 The village Primary School, which also serves Hatley, is situated in Green End, on a site of 3.6 acres. It consists of 19th century buildings, with some later extensions. Recently, temporary mobile classrooms have also been placed on the site. Even so, the premises are inadequate.
- 2.23 Secondary education is provided at the Village College in Station Road, which has accommodation for about 150 children in addition to the facilities for adult education. For day school purposes it also serves the villages of Hatley and Little Gransden. In addition, for further education purposes it also serves Croxton, Eltisley, Graveley and Papworth St. Agnes.
- 2.24 Subject to the approval of the Secretary of State for Education and Science, it is proposed that from September 1974 the County Primary School will become a First School, catering for all the children from the area aged 5 to 9; the Village College, retaining its further education work, will become a Middle School, catering for pupils aged 9 to 13, at which age children will transfer to the Upper School at Sandy to complete their school education.
- 2.25 It should be noted that the present inadequacies of the Primary School arise from deficiencies in the buildings rather than the limited area of the site, which is sufficient to accommodate a new First School for about 320 children aged 5 to 9.
- 2.26 The Village College plays an important part as an adult education centre and it will continue in this role whatever is decided about the future educational function of the college.

CONSERVATION AND HISTORIC BUILDINGS

- 2.27 The Town and Country Planning Act of 1971 requires Local Planning Authorities to define 'areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance'. The designation of 'Conservation Areas' as they are called, does not confer any new planning powers, but rather gives added emphasis to those which already exist.
- 2.28 It is not intended that all buildings within Conservation Areas should necessarily be preserved, irrespective of quality, as this would only serve to turn them into museum pieces. The Act seeks to preserve the character of an area, rather than individual buildings, and when changes are required, for whatever reason, great care must be taken so that it is not harmed.
- 2.29 At the same time positive steps are encouraged. For example, by the removal of 'wirescape' and advertising material by tree planting and the promotion of the unified colour schemes, the Planning Authority can also ensure the enhancement of Conservation Areas.
- 2.30 Although the Act placed the emphasis on areas rather than individual buildings, it is nevertheless a fundamental consideration to regard listed buildings as an important factor in determining the boundaries of a Conservation Area.

- 2.31 Gamlingay had a great number of historic buildings. Unfortunately, some of these have already disappeared or are about to. The Parish Church of St. Mary is a Grade A building - one of fifteen items which appear on the Statutory List. A further eighteen items are included in the Supplementary List.
- 2.32 Of these buildings several are in the process of being restored. It is important to note however that the architectural or historic interest of a building is not reduced by general neglect. Its importance is assessed on informed judgement and in this respect the Secretary of State receives advice from the experts on his Historic Buildings Committee.

TRAFFIC AND COMMUNICATIONS

- 2.33 EXISTING CONDITIONS : Gamlingay sits astride the B.1040 which has a north-south alignment between Biggleswade and St. Ives. The traffic on this road is not sufficient to present a serious problem, since the B.1040 is not a main through route. However, in Mill Street the road is narrow and winding, and there are problems of congestion caused by parked vehicles, associated with the function of Mill Street as one of the main shopping areas. There are at present no parking restrictions in the village, and Church Street likewise has congestion problems caused by shoppers' cars and the loading and unloading of delivery vans.
- 2.34 As the use of the B.1040 is likely to increase, both by through traffic and by local commuters and industrial traffic, consideration will have to be given in future to restrictions on waiting in Mill Street and Church Street in conjunction with the provision of off-street car parks.
- 2.35 The significance of this problem should also be one of the considerations in the future planning of the village.
- 2.36 There remains the question of where cars should be parked. The South Cambridgeshire Rural District Council has agreed in principle that a car park is needed in the centre of Gamlingay, on which could be sited a public convenience. (The District Council are however investigating the possibility of converting the former Telephone Exchange into Public Conveniences). At the moment, no suitable site presents itself, since, because of the scattered nature of the shopping facilities, there are only a limited number of potential locations which would serve the need practically. Moreover, round about the Cross, and to the immediate east in Church Street, the buildings are closely packed, and to acquire an area for a car park would not only be costly, but it would also be very difficult to reconcile the access requirements with the principles of the Conservation Area.
- 2.37 On a wider scale, Gamlingay is located within a square formed by four major roads: the A.1 to the west, the A.45 to the north, the A.14 to the east and the B.1042 to the south. The village, therefore, has good communications to a large area stretching from North London to the Midlands.
- 2.38 TRAFFIC GENERATORS : The shopping facilities have already been mentioned as a source of traffic. The other major traffic

generator is the factory of R. & H. Wale Ltd., the several components of which employ about 450 people.

- 2.39 ROAD IMPROVEMENTS : Only minor improvements are proposed within the village and these will continue to be implemented throughout the Plan Period as sites are redeveloped and capital is available.

- 2.40 PUBLIC TRANSPORT : The 'bus service from Cambridge to Biggleswade, with scheduled stops in the village, provides regular access to both centres. However, as has been mentioned before, Gamlingay is far more orientated towards the towns to the west and the 'bus services reflect this.

SHOPPING

- 2.41 In June, 1972, the following retail premises were to be found in Gamlingay :-

Grocers	4	Chemist	1
Butchers	2	Electrical	1
		Appliances	
Bakers	2	Health food	1
Hairdressers		Post Office	1
	2		
Greengrocers		Shoes	1
	2		
Confectioner/ Newsagents	2		

- 2.42 There are in addition five public houses, four garages, all selling petrol, and three doing car servicing, a turf accountant and a bank. In Church Street there are offices of solicitors, a building society and a chartered accountant, all of which only open for a short time on Tuesdays.

- 2.43 The shops are nearly all located along Church Street and Mill Street, which run at right angles from each other from the Cross. As the section on 'Traffic' has commented, the shops are spread out at some distance.

- 2.44 There is some evidence that Gamlingay serves as a shopping centre for other nearby villages, and also that residents go to larger centres such as Pottton and Sandy for certain of their requirements.

- 2.45 Gamlingay is notable for its very good range of shops, particularly in comparison to its size. Normally a settlement size of 2500 is needed to support a single butchers shop, while Gamlingay has two. Likewise, the population expected to support a chemists shop is about 3500. It is also worth noting that the village has not only a good range of shops: it has good quality shops. It is difficult to draw conclusions from these facts, except that they support the suggestion that Gamlingay is to some extent a centre for other

villages. The point can be made however that as the economic conditions become more stringent for retail concerns, the continued growth of a settlement maintains and supports the existing level of services and facilities.

FACILITIES

- 2.46 COMMUNITY SERVICES : The Village College acts as a community centre, although it is heavily committed to Adult Education activities. There are also several other meeting places in the village but despite these there is an expressed need for a new Community Hall.
- 2.47 There is a Doctors surgery in the village with two resident doctors. In addition a doctor visits the village from Potton. As the population exists at present, there is not sufficient demand to warrant a Health Centre, although as it increases there may be a need for sites for both Health and Social Services' purposes.
- 2.48 PUBLIC SERVICES : A new purpose built fire station in Mill Street serves Gamlingay and the surrounding villages.
- 2.49 PUBLIC UTILITIES : The existing sewage works is situated south of the old railway line and west of Potton Road. At present the works are overloaded. The Rural District Council have agreed in principle to extend the works, but extensions could not be complete before the end of 1977.
- 2.50 Therefore further development in Gamlingay during the early period of the plan has to be carefully considered in relation to the provision of foul drainage facilities.
- 2.51 The village is served by mains water and electricity.
- 2.52 PLACES OF WORSHIP : The Parish Church of St. Mary's is located to the east of the village, in Church Street. There are two Baptist Chapels, both in Mill Street.

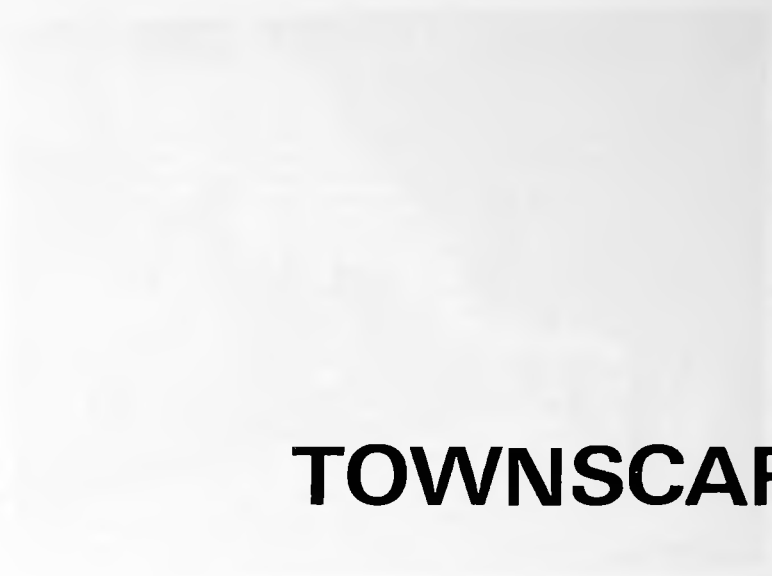
RECREATION AND OPEN SPACE

- 2.53 The Parish Recreation Ground off Stocks Lane offers facilities for organised games and there is a play area for children in the Butts. There is a need for proper changing rooms, although the Parish Council has recently provided brick-built toilets.
- 2.54 Although these facilities are good, they are some distance from the main population of the village, and on the western side of the village where recent housing estates have been built, there is a need for both small play areas for younger children and larger areas of open space for community needs. The need does not only arise from considerations of distance to the Parish playing fields: the traffic on the B.1040 must be taken into account, especially with regard to younger children.

- 2.55 Another factor which is receiving increasing notice in rural communities is that although there is an apparent abundance of open countryside, in terms of access it is very limited. In an area of high agricultural capacity like Gamlingay, there are very few places where children can play and where people can go for walks without causing annoyance to farmers. All public footpaths are open to the public, but there are not many in the vicinity of the village.
- 2.56 In other words there is a need for more public open space in Gamlingay for public casual use; unfortunately, the financial and administrative problems associated with providing this sort of facility make it extremely difficult to achieve - especially in these days of high land prices.

PROBLEMS AND NEEDS

- 2.57 Several problems and needs have emerged from the Village Plan surveys, as follows :-
- (a) The rapid rate of growth has resulted in the need to re-examine the development policy for the village.
 - (b) The foul drainage capacity is inadequate, as the existing sewage works is overloaded. Further estate development, apart from that already committed by existing planning permissions, is therefore precluded until extensions are complete.
 - (c) There are minor problems of congestion and traffic danger in the village centre caused by parked cars and service vehicles.
 - (d) There appears the need for greater diversification of employment opportunities and to allocate additional land for light industrial use. This will become increasingly important as Gamlingay continues to develop.
 - (e) The scale of growth of recent residential development would indicate a social problem of assimilation into the village community, particularly as many commute elsewhere to work.
 - (f) The character of Gamlingay has already been seriously eroded by sustained pressure for change (see 'Townscape' Section). There is an urgent need to identify elements of its character which are worthy of Conservation, to designate a Conservation Area, and to set out policies for future development.
 - (g) There is a locally stated need for a new Community Hall.
 - (h) There appears to be a deficiency of open space for casual use by the public.



3

TOWNSCAPE





The view east along Church Street.



Church End with its distinctive features much in evidence
black timber barns and the juxtaposition of houses and farms.

TOWNSCAPE

- 3.01 The character and appearance of a village, faced as it is by so many threats, is an important aspect of the Village Plan. A visual appraisal draws attention to the features of the village and its visual problems, and helps to form a basis for proposals, including the definition of a Conservation Area.
- 3.02 In Gamlingay this is particularly necessary, since the village has been subject to rapid growth over recent years, and the pressures for change remain high.
- 3.03 This townscape survey divides the village into seven main identifiable areas and these are described below.
- 3.04 CHURCH END (DUTTER END) : Stretching from the edge of the village on the Gransden Road, down to the Church.
- 3.05 This part of Gamlingay most clearly recalls the past, since it has remained substantially unaltered by recent development. The buildings closely front the road, with their land stretching back to the rear, often preserving many of the original field boundaries.
- 3.06 The buildings are a mixture of houses and farms. Several date from the 16th century. The older buildings are timber framed with thatched roofs; later ones tend to be brick-built with slate roofs. Apart from the well-defined historic character of Church End, it has certain visual qualities which derive from the form and orientation of its buildings and their rooflines. They form an enclosed entity, with the aid of walls and hedges and outbuildings.
- 3.07 A further feature of Church End is that it forms quite a definite entrance/exit to the village, providing a contrast between the man-made and the rural setting.
- 3.08 Church End has quite a number of historic buildings, most significant being the Church, built of local stone and dating at least from the 13th century. The most notable domestic building is Emplins, which is a large timber-framed house near the Church, dating from the 15th and 16th centuries. The central section is a Hall which has had a first floor inserted at a later date. The structure of the building is in good condition, although the external appearance reveals the need for considerable expenditure on improvements. There are many other historic houses, some of which have been renovated and others which have been classed as unfit for human habitation by the Public Health Authority. It is to be hoped that these can be rescued before they deteriorate too far.
- 3.09 Church End is vulnerable. Its 'unfit' houses, its undeveloped frontage, its uneconomic buildings such as the black timber barns, all offer potential points where the inherent historic and architectural character can be eroded. An even bigger threat is that of being swamped by areas of modern development inappropriate in scale, texture and form. For these reasons it is proposed that the area be included within the Conservation Area.

- 3.10 **CHURCH STREET** : from the Church to the Cross. This is another historic area of Gamlingay, and similarly contains some interesting old buildings, although the street was probably badly affected by the fire of 1600. Apart from the intrinsic value of buildings such as the Almshouses, Avenells, The Cock and several others, part of the visual quality of the street derives from the continuous frontage, which forms a coherent whole. The street broadens at the junction with Stocks Lane into a more open area, which is yet given form by the surrounding cottages. Near the Church the street again broadens and there is a distinct change to a more rural and less urban setting. Glimpses of the surrounding countryside contrast with the immediate surroundings.
- 3.11 On the other hand there are some unfortunate pieces of infilling in Church Street: the Co-operative shop, like many shops of its type, is a functional modern building superimposed on the frontage in an entirely inappropriate way. The needs of the garage have put pressure on the buildings it occupies, but so far the buildings have not become subservient. Another example of infilling which does not suit the character of the street is the row of cramped and dreary-looking terraced cottages built in the late 19th century, near the Cross.
- 3.12 The street is also under threat, not from infill buildings, but from gaps in the frontage. It does not take long for a street to become shabby and bitty in appearance through the making of gaps like the entrance to the former glove factory. Unfortunately a gap is sometimes the only way to gain access to the rear, as in this case, but in an historic area careful thought is necessary before further such accesses are made.
- 3.13 Church Street, like Church End, is proposed to be included in the Conservation Area.
- 3.14 **SOUTH OF CHURCH STREET** : Between Stocks Lane and Station Road. This is a backwater area which has managed to absorb fairly considerable new development... the Village College, the houses round the Old Rectory, Charnocks Close and St. Mary's Close.... quite successfully. A spacious appearance is brought about by open space and trees, the latter forming an effective foil to the rawness and angularity of the new development. From the area views can be obtained over open country, and the Village College grounds and Merton Manor Farm for a distinctive entrance/exit to the village.
- 3.15 Merton Manor Farm is a striking feature, having recently been restored. Its adjacent dovecote, however, which is a listed building, is in need of repair. The design and siting of any new development next to this group of buildings is crucial to the retention of their unique character.
- 3.16 **MILL STREET/WEST ROAD** : Mill Street, which leads from the Cross, is the remaining area which can claim to possess historic character. The street forms part of the B.1040, and is narrow and closely bordered by buildings which are predominantly built in red brick (the village had its own brickworks). This enclosed character is continued by the farm buildings further south. With Church Street, this is the shopping area, and it has already proved vulnerable to major redevelopment, with a scheme for six shops at the Cross. There are several buildings of historic interest, but they do not always show to the best advantage, and some, particularly the Old

Manse, are in very bad repair. To the south, at the junction between Mill Street and Stocks Lane, is another of the village's well-defined and attractive entrances.

- 3.17 Mill Street is also joined to Stocks Lane by a pleasant holly-bordered footpath.
- 3.18 West Road joins Mill Street and is flanked by post-war suburban type houses. It extends into Cow Lane, which retains some of the atmosphere of the rural land, being sunken and bordered by hedgerows. The lane leads to Little Heath, which is an open area which has been susceptible to sporadic development of individual houses and bungalows, and the sheds of smallholdings.
- 3.19 GREEN END : This is one of the areas where recent development, both industrial and residential, has had most impact on the village. Redevelopment has already taken place on the north-western corner of the Cross, and is soon to be started on the south-west side (see above). From the Cross onwards, therefore, this whole area is almost totally modern.
- 3.20 The residential estates are pleasant, within the limits of their conception, and when Green Acres has matured and the trees have grown, will form a reasonable edge to the village. Only its scale can be said to be inappropriate. Its appearance is to some degree spoilt by the backcloth of industrial buildings, caused by the apparently haphazard arrangement of the R. & H. Wale factory further towards the village centre.
- 3.21 In visual terms, further significant estate development here would be unfortunate, and would further imbalance the village.
- 3.22 CINQUES ROAD/GAMLINGAY CINQUES : In this area modern development is again very much in evidence. Until not very long ago there was virtually no building on this side of the village: now there are several sizeable estates. On the outskirts of the village, there is little subsidiary settlement of Gamlingay Cinqes. Between this and the main village there are two rows of R.D.C. houses which are both badly related to the village and awkwardly sited, so that they are seen as a row of block-shapes from the Waresley Road, across the flat plateau.
- 3.23 The effects of market gardening activities on the settlement pattern can be seen here where development has been scattered and tied to individual holdings.
- 3.24 WARESLEY ROAD : The Council estate and the houses across the road form another distinct entrance/exit between the built-up area and the countryside, but unlike the others mentioned, it is not an attractive one and there is a need for tree planting along the edge of the council estate. In its actual design and layout, however, attempts have been made to link buildings visually by means of outhouses, and to provide open space.
- 3.25 The Waresley Road suffers from 'wirescape' as well as from bleakness, and its one redeeming feature is the triangle of open space, surrounded by trees, which is maintained by the Parish Council.

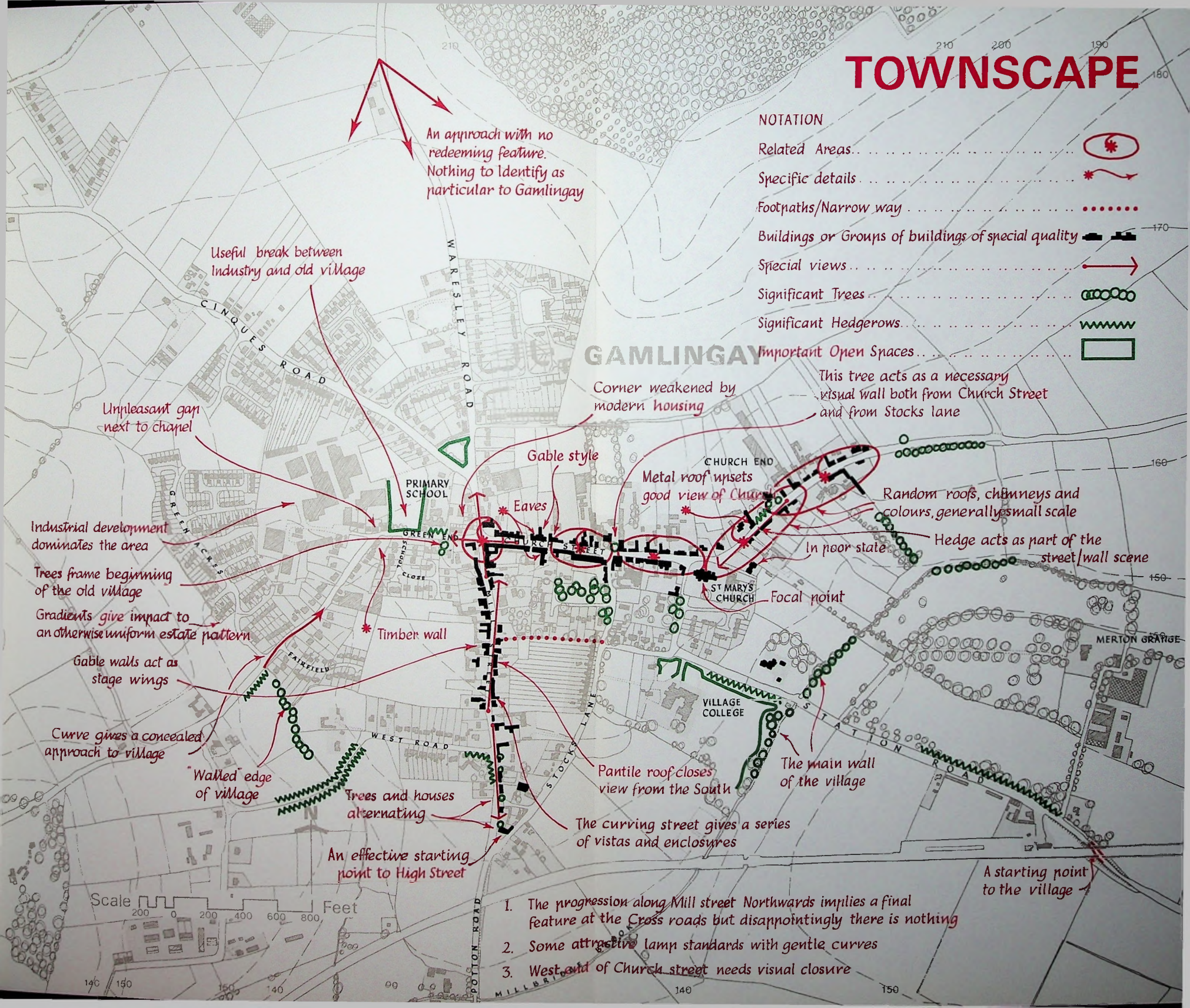


TOWNSCAPE

TOWNSCAPE

NOTATION

Related Areas	
Specific details	
Footpaths/Narrow way	
Buildings or Groups of buildings of special quality	
Special views	
Significant Trees	
Significant Hedgerows	
Important Open Spaces	



An approach with no redeeming feature. Nothing to identify as particular to Gamlingay

Useful break between Industry and old village

Unpleasant gap next to chapel

Industrial development dominates the area

Trees frame beginning of the old village

Gradients give impact to an otherwise uniform estate pattern

Gable walls act as stage wings

Curve gives a concealed approach to village

"Walled" edge of village

Trees and houses alternating

An effective starting point to High Street

Gable style

Eaves

Corner weakened by modern housing

Metal roof upsets good view of Church

This tree acts as a necessary visual wall both from Church Street and from Stocks lane

Random roofs, chimneys and colours, generally small scale

In poor state

Hedge acts as part of the street/wall scene

Focal point

Pantile roof closes view from the South

The curving street gives a series of vistas and enclosures

The main wall of the village

A starting point to the village

1. The progression along Mill street Northwards implies a final feature at the Cross roads but disappointingly there is nothing
2. Some attractive lamp standards with gentle curves
3. West end of Church street needs visual closure

Scale 0 200 400 600 800 Feet

4

BASIS OF PLAN PROPOSALS

BASIS OF PLAN PROPOSALS

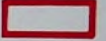
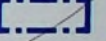
- 4.01 As the Introduction explained, Gamlingay was included in the area covered by the Review of the County Development Plan of 1968, in which it was identified as a village where "development, including the provision of social and employment facilities and services will be encouraged". The Review included an estimate of population growth in the parish from 1,770 in 1966 to 2,900 in 1981. The estimate was made in the light of past growth, the policies of population distribution then applicable, the capacity of the former 'envelope' and the extent to which services were then available.
- 4.02 It was at no time intended that this estimate should be precise, nor, in terms of overall policy, an upper limit to be strictly adhered to. Indeed the policy of encouraging development has resulted in the estimate being exceeded already by the committed population (see paragraph 2.14).
- 4.03 Because of the size and importance of Gamlingay, and the rapid growth it has experienced over the past few years, the new form of Village Plan has been prepared in order to review the situation, to assess the particular problems and needs of the village and to recommend proposals for their solution, and to establish a new 1981 estimate of growth.
- 4.04 There are therefore two main objectives embodied in this Village Plan. The first is to ascertain the degree of growth appropriate for the village in the years up to 1981, based on the information derived from the surveys. The second is to determine policies for environmental control during that time, and to suggest in which improvements might be made.
- 4.05 There can be no doubts that there will continue to be pressure to develop in Gamlingay. Not only does the Eastern Region have the highest rate of population growth of the regions in Great Britain, but Gamlingay is well situated in relation to the particularly fast growing Cambridge area, to the employment centres in Hertfordshire to the south and to the East Midlands in the west. Thus, strategically, the village is well located, as well as having a good service and educational base. There is a demand for housing and this will undoubtedly continue.
- 4.06 On the other hand there are problems. The physical character of Gamlingay, which is worthy of conservation, has already been under tremendous pressures, and it is possible that unless there is particularly careful control, large scale development could overwhelm those areas which retain some of their historic character. Church End in particular is under threat in this respect.
- 4.07 The surveys have also shown that the foul drainage capacity is already inadequate because the Sewage Works is overloaded and requires expansion. This situation has occurred in advance of expectations because of the increasing and unforeseen demands being made upon it. The District Council has agreed in principle to extend the Works but they will not be operational until the end of 1977.

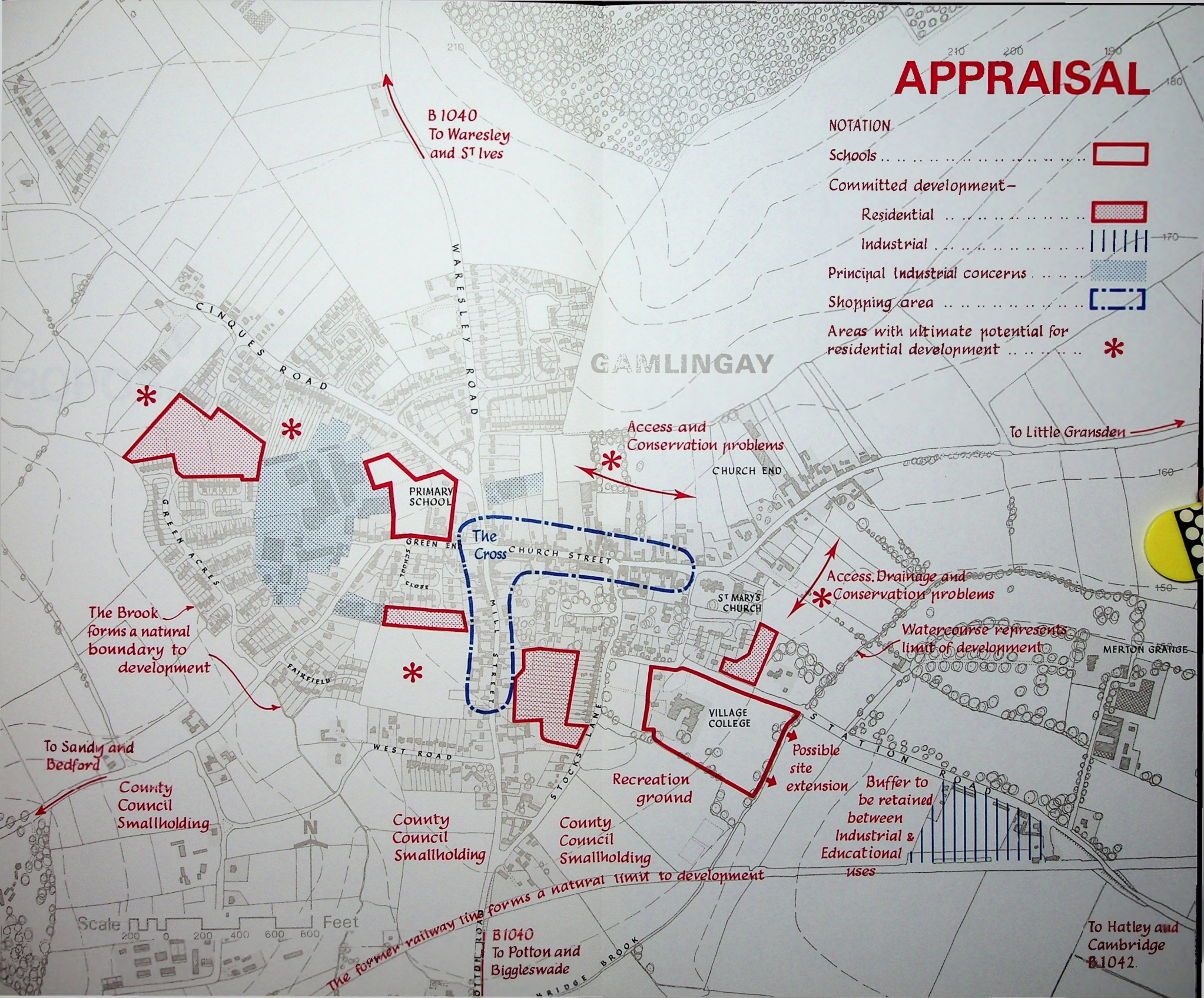
- 4.08 This factor would indicate that, in the first place, further estate development must be held back for five years. This is not to say, however, that there will be no development taking place during that time, indeed quite the reverse. There are a large number of outstanding planning permissions, the bulk of which are concentrated in two areas. These are The Green Acres estate where development is programmed to be complete in 1975 and the District Council's estate, off Stocks Lane, where development is programmed to be completed in 1976. This would however indicate that there will be a gap of one or two years before further development could take place.
- 4.09 This intervening period will allow the village the opportunity to assimilate, both physically and socially, the development which it has experienced over the past few years. Advantage could also be taken of this period as there is inevitably and unfortunately a time lag between the appreciation of the need for services and their provision.
- 4.10 The essential problem therefore is to consider what attitude to development should be adopted in the period 1977 to 1981. Now that the potential for future development has been more fully examined in the local context, and bearing in mind the rapid increase of the population over the past few years, it is considered appropriate to make provision in the Village Plan for some additional growth during that time.
- 4.11 As it is estimated that the population will have reached 2,940 by 1977, it is proposed to revise the figure for 1981 to 3,350, an increase of 450 over the original estimate. This has been based on the assumption that there will continue to be pressure for residential growth in Gamlingay, at a rate not less than that experienced in the past few years.
- 4.12 This scale of growth is consistent with the maintenance of the present physical form and character of the village, and can be attained without unnaturally extending the village beyond its present limits nor detracting from its inherent historic characteristics. It represents a scale of growth within the capacity of the education facilities and within the design capacity of the extended sewerage system. On the other hand, growth much beyond 3,350 could not be readily assimilated into the village, would be detrimental to its historic character and would place too great a burden upon services, in too short a time.
- 4.13 In terms of land a population increase of this order requires the allocation of about 14 acres, the details of which are set out in the next Section.
- 4.14 It follows that if encouragement is to continue to be given to residential development, there should be a parallel increase in employment provision and particular attention must also be paid to related services such as schooling, and open space provision consistent with Gamlingay's status as one of the County's 'growth' villages. Special attention must also be had to the control of development generally, and details of the proposed policies are similarly set out in the next Section.

APPRAISAL

APPRAISAL

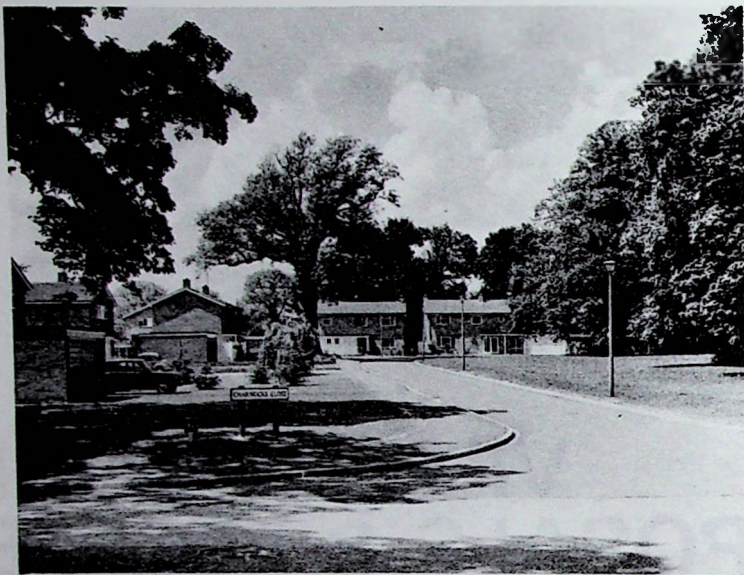
NOTATION

Schools	
Committed development—	
Residential	
Industrial	
Principal Industrial concerns	
Shopping area	
Areas with ultimate potential for residential development	



5

**VILLAGE PLAN:
PROPOSALS & POLICIES**



The retention of existing trees has enhanced the Charnocks Close development (above), whereas their absence emphasises the starkness of the Green Acres estate (below).



VILLAGE PLAN: PROPOSALS AND POLICIES

ALLOCATION OF LAND FOR RESIDENTIAL DEVELOPMENT

- 5.01 The following areas, which are shown on the Proposals Plan, are considered the most suitable for accommodating the further increase in population suggested in Gamlingay and major estate development will therefore be confined to the sites described below.
- 5.02 **SITE 1: WEST OF MILL STREET AND EAST OF GREEN END :**
This area comprises about seven acres and is already surrounded on all sides by residential development. Access should be gained by way of Fairfield and School Close (through the development committed in the intermediate area).
- 5.03 On an estate of this size, it will be necessary to reserve one tenth of the area to provide communal open space, possibly in the form of play areas for younger children.
- 5.04 The whole of the development should be phased in at least two stages.
- 5.05 **SITE 2: O.S.P.188,NORTH-EAST OF THE GREEN ACRES ESTATE :**
This area of nearly five acres, represents a natural 'rounding off' of the western quadrant of the village, without extending development beyond the brook, which should be regarded as a natural constraint to development on the western side of the village. The area lends itself to a comprehensive development with the adjacent Green Acres Estate. Access should be gained from that estate rather than by forming a further estate road junction with Cinques Road.
- 5.06 This site should also provide functional recreational areas to the proportion of one tenth of the total development area and should similarly be developed in a minimum of two stages.
- 5.07 **SITE 3: REAR OF CINQUES ROAD :** This site of just over an acre could become available upon the redevelopment of the long gardens of the frontage R.D.C. housing. It is to be expected that it would be developed by the District Council for its own purposes. Access would have to be achieved through the Green Acres Estate.
- 5.08 **OTHER RESIDENTIAL DEVELOPMENT :** The Proposals Plan shows 'stop lines' at the boundaries of the village and extensions of the built-up area beyond these present limits will not be permitted. Allowance has been made in the calculations for a limited amount of frontage infill development within the area bounded by the stop lines, but potential sites have not been identified. Some of the sites could undoubtedly accommodate more than the single house implied in the definition contained in the Glossary at the end of this report.
- 5.09 Applications for this type of development will be considered, as now, on their individual merits. However, on long narrow plots with only a limited frontage, extended development to the rear of the site ('tandem' development) will not be regarded with favour.

- 5.10 PROGRAMMING OF DEVELOPMENT : As has been stated previously, the first stage in the programming of development in Gamlingay will be the implementation of the outstanding outline and detailed permissions for estate development. These consist principally of the remainder of the Green Acres Estate and the R.D.C.'s estate off Stocks Lane.
- 5.11 None of the three sites described above can be started until the Sewage Works have been extended and development should then take place on the phased basis referred to in respect of the individual areas. In order that development takes place throughout the plan period and not all at one time, the sites should be developed in the order of their numbering, i.e. Area 1 should be developed first, and Area 2 upon its substantial completion.
- 5.12 There will be no restrictions on the timing of infill plots.

INDUSTRIAL DEVELOPMENT

- 5.13 In addition to the existing industrial sites, land has recently been released for industrial purposes at the former railway station. Gamlingay has always been a village with a proportion of industrial employment and, within the village itself, application for small light industrial concerns, within the definition contained in the Glossary and which are acceptable within County policy, will be considered on their merits, with due regard to access and servicing, traffic generation and noise and nuisance to neighbours.
- 5.14 It is considered that potentially large employers would best be sited to the south and west of the village, in close proximity to the main traffic routes. A site which meets these criteria is to be found to the south of the Millbridge Brook, on the Potton Road. Noxious industries would not be appropriate in this location in view of the prevailing south-westerly winds.

SHOPPING

- 5.15 Surveys in the village have revealed no deficiency in shopping floor-space provision that could be remedied by planning action. It is not expected that there will be a need for additional shop premises, neither will there be pressure for redevelopment beyond that which has already been permitted in the proposals at The Cross. However, applications for the siting of shops will be considered on their merits and should have regard to the Planning Authority's requirements for off-street parking and unloading facilities, and allow for future expansion.
- 5.16 Notwithstanding the above, every encouragement will be given to the establishment of units in the newer residential areas.

CAR PARKING

- 5.17 The Rural District Council has identified the need for central off-street car parking and this Village Plan endorses that view. The problem is that there are no suitable centrally-located sites which could be readily adapted into surface car parks without the

acquisition and demolition of property, and it is therefore proposed to keep the situation under review.

COMMUNITY HALL

- 5.18 Although there is an apparent demand for a Community Hall, no site has been suggested for this purpose as this is a matter which would benefit from village participation. It should be pointed out, however, that there are certain requirements which must be met. Access and off-street car parking must be adequate and a central location within walking distance of the majority of the village is desirable.

PUBLIC OPEN SPACE

- 5.19 As was explained in Section 2, this is a need which is very often unrecognised formally. It is a matter which must be discussed by the village residents, since it is the village which must be the principal agency if any action is to take place.
- 5.20 If the need is recognised by the village, then the Village Plan can suggest areas which might be suitable. In view of the deficiency of open space on the west side of the village, and the number of new houses there with young children, a site to the west of the B.1040 would appear preferable.
- 5.21 Another important factor is the use to which the land might be put and the facilities which might be placed there. To be attractive to children, open grass would be too dull to be effective, the opportunity for interest and imagination must exist. There are several ways in which this can be achieved. However, it is not to be expected that such an area would be visually attractive. It would be impractical to plant young trees, and 'opportunities for adventure' would probably prove rather tatty to the adult mind.

THE CONSERVATION AREA

- 5.22 In response to the Town and Country Planning Act of 1971, areas of particular historical or architectural quality are being designated as Conservation Areas in the County. In Gamlingay an area including Church End, Church Street and Mill Street is proposed to be designated as a Conservation Area and this is shown on the Proposals Plan.
- 5.23 In the Conservation Area new development is not necessarily precluded. However, its designation does mean that special care must be taken in new development so that it relates to the buildings around in terms of design. The present character of the Conservation Area would not benefit from the introduction of suburban house types but rather from designs with some affinity to the profiles and shapes of the existing buildings.
- 5.24 Within the Conservation Area are several sites which are very vulnerable to development, in some cases implying the demolition of existing buildings. This should, however, only take place as a last resort and the accent will be on renovation rather than re-development. To this end the Planning Authority will make every

effort to ensure the retention of those features which give the Conservation Area its particular character.

AMENITY IMPROVEMENTS

- 5.25 **TREE PLANTING** : Gamlingay has some fine trees, but there are several areas where additional tree planting would be desirable. These are shown on the Proposals Plan.
- 5.26 All proposals to plant trees will be welcomed but it is felt that priority should be given to the specific proposals set out in the Plan.
- 5.27 **HOUSE IMPROVEMENTS** : The general standard of domestic properties is high, but further improvements will be encouraged. The South Cambridgeshire Rural District Council is pleased to offer advice and can provide grants for such improvements.

DEVELOPMENT CONTROL POLICIES

- 5.28 In future, planning applications will be considered in the context of this Village Plan and with regard to the General Statement on Development Control Policies set out in Part IV of the Written Statement of the Review of the County Development Plan, 1968, to which particular attention is drawn.

PROPOSALS

PROPOSALS

NOTATION

Residential Development~

Committed

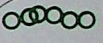
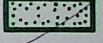
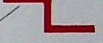
Proposed

Protected Access points

Stop lines

Proposed Conservation Area

Suggested Tree planting



GLOSSARY

BACKLAND DEVELOPMENT

This term is applied to development, usually residential, which takes place to the rear of existing frontage buildings on unused or unwanted land. Access is usually gained by the use of an existing gap in the frontage or by the demolition of one of the frontage buildings. There are no basic planning objections to developments of this nature, provided that they are served by properly designed accesses with adequate sight lines, parking and servicing facilities are provided, and that the relationship of the new dwellings to existing dwellings is satisfactory. However, they are likely, more often than not, to result in cul-de-sac layouts which in design terms add nothing to the village and are not a logical extension of the village pattern.

When individual houses have long back gardens which are similarly unused or unwanted, applications are frequently received seeking permission to build a second dwelling on the backland behind the first. This arrangement is known as "tandem development" and, because it aggravates the problem of multiple accesses and causes new difficulties by reducing the privacy of the original house and creating servicing difficulties for both tradesmen and public services, is considered to be a particularly objectionable form of development.

BYE-LAW HOUSING

Housing built following the Public Health Act of 1875. This Act laid down certain basic dimensions and standards to be used in housing layouts. It usually meant that speculative developers set out their estates to the basic minimum standards. The usual picture of bye-law housing is of row upon parallel row of houses around the industrial section of large cities.

Bye-law housing is to be found in rural areas but is somewhat rare, and is usually a single terrace block.

CATCHMENT AREA

This is an area of land that looks towards a central point for the provision of a specific service. Thus a village college has a catchment area of maybe seven other villages and their environs. The catchment area for Cambridge, in terms of shopping, could stretch up to 20-25 miles all round the town.

CONSERVATION AREAS

The Civic Amenities Act, 1967 imposed a duty on the Planning Authority to define areas of good architectural quality or important historical significance. Thus the Planning Authority will define a conservation area as "the character or appearance of which it is desirable to preserve or enhance". The aim is the improvement of the environment where the architectural or historic importance is already great. This legislation has now been incorporated in the Town and Country Planning Act of 1971.

DEVELOPMENT CONTROL

This is the part of a Planning Authority's work that deals with all the thousands of applications for permission to develop. It interprets the planning policy in terms of everyday building work.

DEVELOPMENT PLAN

A statutory plan for a Local Planning Authority's area, consisting of a map or maps and written statement(s) indicating the proposals and policies for the future development of that area.

ENVIRONMENT

The surrounding, both physical and social, in which we live. It is our environment that governs much of the way in which we act and make decisions. Our way of life is influenced by the environment in which we grew up as children. Thus the creation, or preservation, of a good happy environment is the aim of a planner.

HARD LANDSCAPE

This refers to the man-made landscape of paving, roads, cobbles, kerbing, boundary walls, etc.

INFILL

This is the name given to new buildings, usually houses, that fill up the gaps left between blocks of existing houses. In planning terms it usually refers to single houses only. Thus an infill plot is likely to be about 30-50 feet in width.

LIGHT INDUSTRY

An industrial concern whose raw materials, process and products are not of noxious, toxic or nuisance qualities. In other words, the whole process is not likely to unduly disturb the neighbours in an otherwise residential locality.

PASSENGER CAR UNIT (p.c.u.)

A measure of traffic flow taking into account the road space occupied by vehicles of a different type. Thus a private car is given the value of 1, a bus has a value of 3 and a bicycle is shown at $\frac{1}{2}$. Thus if the traffic passing a junction during one hour consisted of 60 cars, 5 buses and 100 bicycles, then the traffic flow would be expressed as 125 p.c.u. s/hour.

PEDESTRIAN/VEHICULAR SEGREGATION

In our motorised society it has become increasingly necessary to keep people and vehicles apart (for the safety of both). In most rural areas the problem is not too great at present. However, with some 14 million vehicles in use at the present time, and something in the order of 40 million expected by the year 2010, the problem will get very much worse. Thus even now, on major residential schemes, we try to obtain some degree of segregation between people and vehicles. This means a safe network of footpaths between houses, shops, schools and possibly industrial sites. On the smaller schemes the number of vehicles likely to occur is small and the mixture of pedestrians and vehicles is bearable.

PROTECTED ACCESS POINT

It is possible that an area in a village is shown as suitable for residential development during the Plan period. However, after the Plan period the other land adjacent to the first area may be needed for further expansion. To enable that land to be properly developed with the least possible fuss, certain spaces have to be left in the original scheme to allow for road access. A protected access point means that roughly in the area indicated there should be left a space for a future means of access.

REDEVELOPMENT

Where property has reached the end of its useful life it will, in the general interest, need to be replaced with its original use or with a use more suited to the needs of the surrounding area. Most schemes of this nature, at least in rural areas, are undertaken by private concerns. However, the Local Authority may become involved and this might entail compulsory purchase. The greatest part of a Local Authority involvement is in slum clearance work. It is quite rare for compulsory purchase to take place in a rural area (other than for road works) because the pressures for redevelopment are not so great.

REFURBISHING

It sometimes happens that an area has become a little 'down at heel' and is in need of a 'facelift'. This can be done on a variety of scales; through private and public participation as at Magdelane Street, Norwich; by the intervention of the Electricity Boards to remove unsightly overhead wires; by the efforts of the individuals to brighten up the scene a little. All of these activities, and more, the Planning Authority would encourage with advice on colour schemes, on tree planting and general improvement.

RIBBON DEVELOPMENT

"Ribbon development" is a phrase used by town planners to describe the extended development along a road frontage, without the development of land at the rear. This usually means that all public services are unnaturally extended, that access to land at the rear is cut off, and that the approaches to a village are more often than not ruined by inappropriate housing. Ribbon development has come to be associated with the worst excesses of insensitive, suburban, 1930's style housing.

SERVICE INDUSTRY

An industrial concern meeting the supplementary needs of people living in that area, e.g. garage/service station, laundry, etc.

SMALL SCALE FOIL

A smaller building, or group of buildings which, by their size, help to show off to advantage a nearby larger building. Thus an ornate chapel can be complimented by a row of small simple cottages.

SOCIO-ECONOMIC GROUP

A means, for statistical purposes, of dividing the population up into measurable groups according to personal occupation. The Registrar General in his Census Returns refers to five groups as follows :-

Class I	Professional occupation
II	Intermediate occupation
III	Skilled occupation
IV	Partly skilled
V	Unskilled

In specific surveys this may be amended to include information on income and other factors.

It is interesting to note that at the time of the Kennedy Presidential Election in the U.S.A. the advisors to one of the candidates drew up a list of 401 socio-economic groups for voting purposes.

SOFT LANDSCAPE

This is the natural landscape of trees, grass, water, hedges, etc.

STOP LINES

A point shown on the Village Plan beyond which the Planning Authority will not normally allow any further residential development to take place, either frontage or backland.

STREET FURNITURE

An all embracing expression covering such things as lamp standards, public seats, manhole covers, road signs, notice boards, etc.

TOWN MAP

A statutory map and written statement showing in more detail the future development proposals for part of a Local Planning Authority's area, which is generally urban in character.

TOWNSCAPE

Whereas landscape refers to overall effect of natural objects, trees, hills, etc., townscape refers to the visual effect of buildings, walls, streets and the manner in which they are seen to relate to each other.

TRAFFIC GENERATORS

Those businesses, schools, industries etc., that will, either all day or at peak hours, produce a high traffic flow.

TWILIGHT AREA

Obsolescent housing that is neither slum (legally unfit) nor of a type or condition that warrants improvements - the type of property next in line for replacement after slum clearance.

VISUAL STOP

The barrier (building, trees, hills or whatever) that helps to close in and complete a pleasant scene.

WIRESCAPE

"Wire Landscape", usually a derogatory term referring to a clutter of telegraph poles, G.P.O. cables and power lines.

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